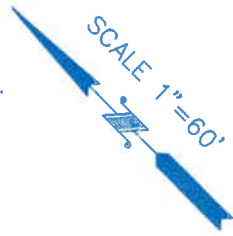


S.M. WILLIAMS
LEAGUE
ABSTRACT 138



JORGE FUERTE
C.F. NO. 2021049047
O.R.B.C.

FND 1/2" I.R. S 46°34'07" E 359.87' FND 5/8" I.R.

208.00'

N 45°33'00" E 410.74'

3.446 ACRES
(150,103 SQ.FT.)

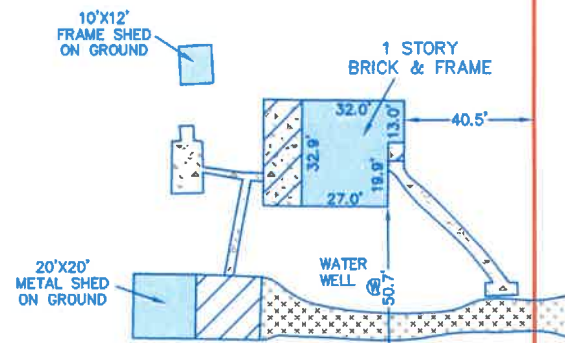
PROPERTY ORCHARD
C.F. NO. 2021079893
O.R.B.C.

MARY A HAYES
C.F. NO. 2022023852
O.R.B.C.

S 44°36'17" W 416.00'

COUNTY ROAD 686

(60' R.O.W.)
(VOL. 513, PG. 275,
VOL. 698, PG. 343 & VOL. 700, PG. 576 D.R.B.C.)



FND 1" I.P. N 45°43'00" W 366.58'

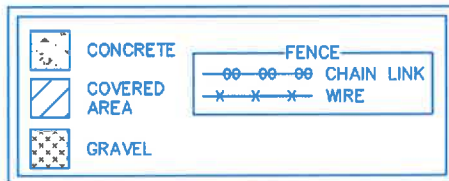
P.O.B.
EAST CORNER
JOYNN MOORE
C.F. NO. 2022019473
O.R.B.C.

JOLYNN MOORE
C.F. NO. 2022019473
O.R.B.C.

417.00'

(A)
FND 1" I.P.

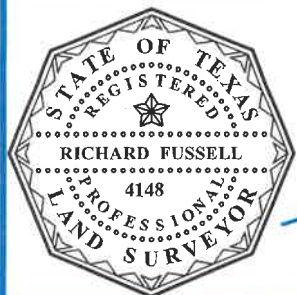
LEGEND



- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO PROPERTY ORCHARD, RECORDED IN COUNTY CLERK'S FILE NO. 2021079893 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE
 - TITLE INSURANCE COMPANY LISTED BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 3.446 ACRES (150,103 SQUARE FEET) SITUATED IN THE S.M. WILLIAMS LEAGUE, ABSTRACT 138, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: LONE STAR RE, LLC ADDRESS: 2752 COUNTY ROAD 686



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MARCH 14, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]
RICHARD FUSSELL
R.P.L.S. 4148



TITLE COMPANY:

G.F. #: 9994-23-34664 ISSUE DATE: MAR. 10, 2023



Survey 1, Inc.
Your Land Survey Company

www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383

FIELD CREW: JF	TECH: EF	DATE: MAR. 17, 2023
DRAFTER: EF	FINAL CHECK: SF	JOB#: 3-121510-23